

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
DECEMBER 18, 2013**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

ABSENT: Judson, Zuniga

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|---|
| 1. Case No. 2013-400 | Downtown Bike Racks – Various locations |
| 2. Case No. 2013-404 | 501 E. Locust |
| 3. Case No. 2013-407 | 301 E. Cevallos |
| 4. Case No. 2013-199 | 400 Lexington |
| 5. Case No. 2013-401 | 1515 N. Main Ave. |
| 6. Case No. 2013-408 | 115 Michigan |
| 7. Case No. 2013-411 | 223 Laurel Heights Pl. |
| 8. Case No. 2013-403 | 2106 Steves |
| 9. Case No. 2013-398 | 515 Kendall |
| 10. Case No. 2013-411 | 1130 Broadway |
| 11. Case No. 2013-412 | 375 Lone Star Blvd. |
| 12. Case No. 2013-413 | 714 Mason |
| 13. Case No. 2013-399 | Travis Park & St. Mary's at Commerce – VIA Bus Shelters |
| 14. Case No. 2013-406 | 409 Quitman |
| 15. Case No. 2013-335 | 322 W. Kings Hwy |
| 16. Case No. 2013-241 | 415 Mission |
| 17. Case No. 2013-368 | 517 E. Park |
| 18. Case No. 2013-193 | 2815 Mission Rd. |
| 19. Case No. 2013-350 | 109 Lindell Pl. |
| 20. Case No. 213-389 | 727 S. Alamo |
| 21. Case No. 2013-415 | 1115 S. Alamo |
| 22. Case No. 2013-414 | 430 Pereida |
| 23. Case No. 2013-382 | River Walk Area 16 |
| 24. Case No. 2013-369 | 323 Lavaca |

Items 7, 13, 23 and 24 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve the remaining cases on the Consent Agenda with staff recommendations.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

7. HDRC NO. 2013-411

Applicant: Frank Valadez, SA Partnership

Address: 223 Laurel Heights Pl.

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a 6 foot tall stucco wall with 18"x18" pilasters along the east and west sides of the property at 223 Laurel Heights Pl. The proposed wall will connect to an existing 6 foot tall front wall of a similar design.

FINDINGS:

- a. The home at 223 Laurel Heights Pl. first appears on the 1912-1951 Sanborn map.
- b. According to the Monte Vista Historic District survey, this home was built in 1925 in the Tudor style and was considered contributing. At the time this survey was completed, the existing front stucco wall was in place.
- c. There are only four homes on the north side of Laurel Heights Pl that are addressed on this street. Of those properties, three currently have front yard walls or fences. Two properties that are addressed on Bushnell, also have frontage on Laurel Heights Pl and both of those have high walls along Laurel Heights Pl, creating a fairly consistent street edge on the north side of the block. On the south side of the block, only a few of the homes have front yard walls or fences—most have open front yards.
- d. This property currently has very dense landscaping all around it, making it difficult to see the home from the street. The proposed new sections of wall will be similarly concealed from view from the public right-of-way.
- e. While the proposed wall will not be highly visible from the public right-of-way, it does extend past the front façade of the existing home and will therefore require a variance be granted in terms of the height if approved as submitted.
- f. The Historic Design Guidelines for Site Elements, Section 2.C.ii says that privacy walls and fences should not be used in the front yard. While staff finds that typically that is true, in this particular case, since the proposed walls will connect to an existing front wall, they will not have an adverse effect on this historic integrity of the property.

Staff recommends approval as submitted based on findings b-f.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve as submitted based on findings a through f.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2013-399

Applicant: VIA Metropolitan Transit

Address: Travis Park and St. Mary's at Commerce

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the two existing bus shelters on the Navarro Street side of Travis Park with new 'Next Gen' shelters. The proposed shelters will have metal posts and flat overhead translucent panels. The existing Navarro Street shelters are dark

metal with simple posts and flat cantilevered roofs. To install the proposed new shelters as submitted, two sections of the existing concrete retaining wall will be removed as well as two strips of grass approximately 3'4" by 23'6" and 4' by 14'6", respectively.

2. Install new shelters on the Pecan Street side of Travis Park. Currently the VIA bus stop on the Pecan Street side of the park does not have a shelter at all. The proposed shelter will require removal of approximately 49' of the existing concrete retaining wall as well as a 3' by 49' strip of grass directly behind the existing retaining wall. A new concrete bench/retaining wall will be constructed behind the proposed shelter to match the wall that is being modified.

3. Install new bus shelters at the existing VIA bus stop on St. Mary's Street just north of Commerce Street. The applicant proposes to install two new shelters side by side at this location on an existing sidewalk, facing St. Mary's Street. Currently, there are no shelters at this intersection.

FINDINGS:

a. A prototype of this shelter was given conceptual approval by the HDRC for installation at the intersection of Commerce and Navarro Streets on December 7, 2011. At that time, VIA planned to install a shelter at this location and elicit public feedback on the design. This request received final HDRC approval on February 15, 2012.

b. A request to install a 'Next Gen' shelter at the corner of St. Mary's and Commerce Streets was reviewed by one member of the Design Review Committee on February 12, 2013. At that time, the Commissioner present had no major concerns about the proposed design and indicated that renderings of the modules at their proposed locations would be helpful in understanding the impact the shelters will have on the streetscape.

c. A request to install 'Next Gen' shelters at 38 locations downtown was approved by the HDRC on October 2, 2013.

d. The proposed shelters are minimal and light in terms of design and construction. Their installation will not significantly impact views of nearby historic resources.

e. The flexibility of the proposed shelters makes them very functional for locations within the urban core where sidewalk widths and available open space vary greatly.

f. Staff finds that these proposed shelters are consistent with the approved new shelters throughout downtown and will help give VIA stops a more unified appearance in this area.

g. The proposed new shelters at Travis Park will require some modification to the existing topography and portions of the existing retaining wall/bench which surrounds much of the park.

h. The modifications to the Travis Park shelters are being done in conjunction with other park improvements coordinated by the Center City Development Office and the Parks & Recreation department.

i. Due to the necessary excavation to install the proposed shelters at Travis Park as submitted, the applicant will be required to coordinate with the Texas Historical Commission regarding archaeology and Section 106 review and permitting.

j. The proposed shelters at the corner of St. Mary's and Commerce Streets will be installed on existing sidewalk area.

k. The intersection of St. Mary's and Commerce Streets is currently one of the heaviest trafficked bus stops in the downtown area and there are no existing bus shelters at this location.

l. Staff finds that all of the proposed new shelters should leave at least a 36" path of travel on the sidewalk consistent with the UDC Section 35-646.a.3.A.

m. This application was reviewed by the Downtown Operations Department who has concerns about the depicted planter boxes attached to the proposed bus shelters. At this time, the applicant does not propose to install planters at the proposed shelters.

1 & 2. Staff recommends approval based on findings d-f and h with the stipulations that the applicant coordinate with the Texas Historical Commission regarding archaeological investigation and permitting required due to the proposed excavation work based on finding i and that a sufficient path of travel be retained on any impacted sidewalks based on finding l.

3. Staff recommends approval based on findings d-f, j and k with the stipulation that that a sufficient path of travel be retained on any impacted sidewalks based on finding l.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Connor to approve with staff recommendations and the additional stipulation that VIA work with the adjacent developer based on findings a through m.

AYES: Cone, Laffoon, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

RECUSED: Guarino

THE MOTION CARRIED.

23. HDRC NO. 2013-382

Applicant: Beaty Palmer Architects

Address: River Walk Area 16

The applicant is requesting conceptual approval for revisions to the scope of work specific to the Hugman-era walkway in Area 16 between the south flood gate and Navarro Street Bridge. In the revised scope, the existing five-foot concrete walkway is proposed to be topped with new paving surfaces. The proposed new finishes to consist of scored concrete, exposed aggregate concrete and flagstone pavers based on original Hugman drawings and historic photographs. The revised scope also includes the relocation of three original Hugman panels to a nearby section of walkway where similar panels are currently located.

FINDINGS:

- a. The Design Review Committee conducted a site visit to Area 16 on November 12, 2013, to review the original scope of work. At that meeting, the committee and staff examined the current conditions of the Hugman walkway. It was noted that this particular walkway featured a large, exposed aggregate that had become loose over time. This has resulted in a fairly uneven surface. As originally proposed, current non-original ramp conditions will be replaced with new concrete and extended over portions of the walkway to reduce their slope. The existing patterns found in the walkways would be reproduced in the new concrete which would feature a sand-blasted finish. New concrete walkways would be 6 feet instead of the existing 5 feet. The committee understood the intent of the proposal and sympathized with the need to reduce slope in certain areas. Concern was expressed over wholesale replacement of what was believed at the time to be a Hugman walkway. It was noted that this is a unique and character-defining feature of the River Walk. One commissioner suggested that alterations to the walkway should be limited to areas that required a change in slope, and that sections of the Hugman walk could be cut out and reused in those areas. The committee was also curious to see if there were any feasible methods for correcting the unevenness of the walkway by introducing colored mortar into spots where aggregate was missing.
- b. A scope of work which consisted of general maintenance and repairs to the River Walk in areas 16, 17 and 20 received conceptual approval from the HDRC on November 20, 2013. One requested item, a request to replace an extension of a Hugman-era walkway, was pulled for further review by the Design Review Committee. The applicant was encouraged at that time to explore alternatives to the proposal.
- c. A revised scope of work which addresses the pulled item was reviewed by the Design Review Committee on December 10, 2013. The applicant explained that the previous determination that the walkway was a Hugman-designed feature was not accurate. Referencing historic and current photographs and original Hugman drawings, the applicant, along with staff and committee members, determined that the walkway along the south bank in Area 16 had already been topped with a new layer of concrete. This work was probably one in response to other efforts to raise the River Walk elevation, likely in conjunction with the construction of the Nueva Street dam in the 1980's. The new walkway would be installed over the existing walkway and would feature the finishes indicated in the Hugman drawings. The committee members present agreed

that the revised scope is appropriate because it returns the walkway to a known condition consistent with Hugman's design.

The applicant was encouraged to provide any additional information that may be available as to whether the water level has gone up over time as a result of other flood control efforts.

d. Demolition of architectural features, artwork, furniture, and other items shown on the Robert Hugman plans constitutes an irreplaceable loss to the quality, character, ambiance and atmosphere of the San Antonio River Walk. Substantial new information presented by the applicant indicates that the original Hugman walkway has already been topped with a non-original layer of concrete. Given that the proposed new topping more closely represents original known conditions based on drawings and historic photographs, staff finds the revised scope to be an appropriate solution.

e. According to UDC Section 35-672, the width of new walkways in RIO-3 shall not exceed the width of any walkways shown on original Hugman drawings. Therefore, the width of the new topping should not exceed the width of the existing 5-foot walkway.

f. Three original Hugman walkway panels are located between two trees near the existing picnic tables. Instead of destroying these features, the applicant proposes to relocate these three panels to a nearby portion of walkway where similar panels are extant. Staff finds this to be an appropriate solution consistent with UDC Section 35-670(b)(4)(C).

Staff recommends approval as submitted based on findings c through e with the stipulation that the new topping not exceed 5 feet in width based on finding f.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve with the stipulation that the new topping not exceed 5 feet in width based on findings a through f.

AYES: Cone, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

RECUSED: Laffoon

THE MOTION CARRIED.

24. HDRC NO. 2013-369

Applicant: Nik Villarreal

Address: 323 Lavaca

The applicant is requesting conceptual approval to:

Construct a new, two story residence on a vacant lot in the Lavaca Historic District. The proposed structure will have a flat roof at the rear with a front facing gable and will be clad in stucco, metal and wood.

FINDINGS:

a. This application was reviewed by the Design Review Committee on November 12, 2013. At that meeting, the committee noted that the proposed structure will cover the majority of the lot. The committee also noted that the window design will be important to help this structure relate to the surrounding historic fabric and that vertically arranged windows are more typical than the horizontal configuration shown in the submitted drawings. There was some discussion about trees. The applicant indicated that the only trees on the site are on the side property line and are not intended to be removed as part of this project.

b. This application was heard by the HDRC on November 20, 2013. At that hearing, the applicant chose to withdraw and meet with the Design Review Committee.

c. This project was reviewed a second time by the Design Review Committee on December 10, 2013. At that meeting the applicant presented revised drawings indicating that a gable had been incorporated on the front façade of the home and that

a more substantial front porch had been incorporated from what was originally presented. The committee was comfortable with the proposed modifications and found that the initial concerns regarding roof form had been addressed.

d. The lot at 323 Lavaca is very narrow, limiting the footprint of any new construction. According to the Historic Design Guidelines for New Construction, Section 2.D.i, new construction should cover no more than 50% of the total lot area. However, given the constraints of this site, the proposed new residence is appropriate in terms of lot coverage and meets the current setback requirements.

e. This property sits between an existing two story house and a lot which is currently vacant. Directly across the street from this property are several intact historic, one story homes. The adjacent historic home to the west of this lot has a similar size lot and a similar footprint to what has been proposed in terms of lot coverage.

f. This block contains a rare cluster of very narrow lots, including 323 Lavaca.

g. The proposed new residence is appropriate in terms of orientation, setback, and scale, consistent with the Historic Design Guidelines for New Construction, Sections 1.A, 1.B. and 2.A.

h. Typically, homes in the Lavaca Historic District have sloped roofs, rather than flat. There are some examples of flat roofs in this area. However, according to the Historic Design Guidelines for New Construction, Section 2.B.i, flat roofs are more typical of commercial than residential structures. While the main mass of the proposed structure has a flat roof that will function as a roof terrace, the revised drawings show a front gable, consistent with the Historic Design Guidelines for New Construction, Section 2.B.i.

i. The proposed front porch roof helps to break up the mass of the home's front façade. It reads as a contemporary interpretation of a more traditional front porch and is consistent with the Historic Design Guidelines for New Construction, Section 4.A.iii.

j. The relationship of solids to voids on the front façade is appropriate in terms of the proportion of wall to window space. The revised drawings indicate the incorporation of vertically oriented windows rather than the previously submitted horizontal windows. While the revised ground floor front fenestration is appropriate and more in keeping with the windows found throughout the district, staff finds that the proposed square window on the second floor of the front façade should be similarly revised to follow a vertical configuration consistent with the Historic Design Guidelines for New Construction, Section 2.C.i.

k. The Historic Design Guidelines for New Construction Section 2.C.i recommends that new construction have a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The small windows proposed for the west façade do not appear to meet this guideline.

Staff recommends conceptual approval based on findings g-h with the stipulation that the front fenestration be reexamined for final approval based on finding j.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to grant conceptual approval based on findings g through h with the stipulation that the front fenestration be reexamined for final approval based on finding j.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

25. HDRC NO. 2013-126

Applicant: Nic Whittaker

Address: 411 E. Cesar Chavez

The applicant is requesting a Certificate of Appropriateness for approval to construct a 350-unit apartment complex at the corner of St. Mary's and E Cesar Chavez along the banks of the San Antonio River. The building would be predominately five stories high with a three-story building on the corner of St. Mary's and E Cesar Chavez. An integrated parking garage would have some exposure to St. Mary's and would be two stories taller than the complex itself. The proposed materials palette consists of charcoal-colored brick, beige brick, terra cotta tile, stucco, metal and cedar panels and hardie siding.

FINDINGS:

- a. This request received conceptual approval from the HDRC on May 15, 2013 with the following stipulations:
 1. That the parking garage screening and fenestration be developed;
 2. That the massing of the garage be further studied;
 3. Exterior lighting on the structure be shielded;
 4. Project must comply with solar requirements;
 5. Stair to River Walk be further integrated into the language of the River Walk;
 6. Heritage pecan trees on site be preserved;
 7. Filing of archaeological study;
 8. Interpretive element for the cultural history of the site be included in final design;
 9. Views are fully represented; and
 10. Coordination with SARA on LID practices
- b. This request was reviewed by the Design Review Committee on October 29, 2013. The focus of this meeting was to review how the stipulations had been met in the current request for a Certificate of Appropriateness. The applicant provided updated renderings from S. St. Mary's that provide views to the parking garage. The garage had received additional articulation at the corner. Perforated metal cladding is proposed to screen a portion of the garage. The remaining portions would feature corrugated metal cladding with aluminum storefront framing the openings. Overall, the committee found the changes to be an improvement to the schematic proposal. When asked if plantings or additional screening could be incorporated in the garage design, the applicant informed the committee that this would create a conflict with open air and ventilation requirements as a majority of the garage is wrapped in apartment units. There was some concern over the proposed penthouse to the garage which, at the time of the meeting, was specified to feature an exposed concrete finish with no articulation. There was also concern that the materials selected for the garage were in contrast to the rest of the development. The applicant was encouraged to find ways to minimize visual contrast between the garage and the rest of the project. The applicant also verified with the committee that all lighting in the project would be shielded and that the garage would not feature pole lights. The committee also expressed support for revisions made to the River Walk stair design which now features a scale that is consistent with other areas on the river. Generally, the committee supported the proposal but recommends that the north garage elevation continue to be studied to minimize contrast with the rest of the project.
- c. Stipulations 1 and 2: The applicant has made improvements which address some of the initial concerns regarding the massing of the garage. However, given its prominence from the street, staff finds that the screening and materials palette for the garage could be further developed. The garage is currently specified as an open garage which would not require mechanical ventilation. According to the applicant, additional screening will not comply with the open ventilation requirements specified in the IBC and would when be classified as an enclosed garage which would require mechanical ventilation. Staff finds that alternatives for screening should be further explored for compliance with IBC. Staff also finds that any screening should be painted a dark color to correspond to the selected masonry palette based on the comments of the Design Review Committee. An updated rendering submitted to staff on December 17, 2013, shows a different screening configuration with darker colors that responds to the comments of the Design Review Committee.
- d. Stipulation 3: The applicant will comply with the provisions of UDC Sections 35-673(j)(1) and 35-673(j)(4) in regards to site and building lighting. Furthermore, the applicant has verbally agreed to avoid installing pole lights on the upper level of the parking garage per recommendation of the DRC, although preliminary drawings submitted to staff continue to specify pole-mounted fixtures. At minimum, pole light should be limited the central portions of the garage and should not be so tall as to be visible from the street.

- e. Stipulation 4: The applicant has provided a solar study to staff which meets the minimum requirements established in UDC Section 35-673(a)(1)(C).
- f. Stipulation 5: The revised design to the River Walk access stair is greatly improved and now features a comfortable scale and design that is consistent with UDC Section 35-673(l).
- g. Stipulation 6: Heritage pecan trees located along the river side of the property will be preserved in the development. The applicant has coordinated with the City Arborist on a tree preservation plan. Other existing trees on site, including several cedar elms, are being relocated and preserved within the development.
- h. Stipulation 7: Two separate archaeological surveys were conducted by SWCA Environmental Consultants in July 2012 and February 2013. Both investigations were performed according to Archaeological Survey Standards of Texas. The report for the 2012 survey is under SWCA Cultural Resources Report No. 12-327. This work was done for UNV Texas, LP. "Excavations revealed a thick layer of gravel and fill ranging from 70-100 cmbs in depth, followed by silty clay loam. Evidence of the acequia [Pajalache or Concepcion acequia] was not encountered during the investigations, nor were cultural features or diagnostic materials observed during the excavations. The materials were in a completely disturbed context and contained little to no integrity or cultural significance. Overall, the survey revealed the project area to be intensively disturbed by previous land clearing activities and commercial development" (Acuna and Galindo 2012). Excavations revealed a thick layer of gravels and infill ranging from 70-100cmbs in depth followed by silty clay loam up to 178-188 cmbs. Evidence of the desagüe was not encountered during the investigations". The second archaeological investigation conducted for Greystar GP II, LLC is under SWCA Cultural Resources Report No. 13-53. That work consisted of "deep backhoe excavations in the northern half of the property, which is mapped as containing a portion of the Spanish Colonial-era Mission Concepcion (or Pajalache) Acequia, an irrigation system that was constructed prior to 1730. Overall, the survey revealed the project area to be within a highly urbanized setting. Excavations were conducted north of Tolle Place and overlapped with previous investigations. The previous work did not encounter evidence of the desagüe, or return channel of the acequia during the excavations nor cultural features or diagnostic materials. The current investigations cross-sectioned the location of the desagüe and revealed a thick layer of gravels and infill ranging from 70-120 cmbs in depth followed by silty clay loam up to 150-230 cmbs. The lower stratum from 230-290 cmbs consisted of silt loam with increased calcium carbonate and caliche pebble inclusions". Overall, no evidence of the desagüe was encountered during the investigations. No distinct intact features were encountered, suggesting the materials found were isolated finds. Any evidence of the return channel was likely destroyed by subsequent historic occupations. In sum, the survey revealed the project area to be intensively disturbed by previous land clearing activities and commercial development. The applicant is not required by the UDC to record any site since the results of the surveys found no in situ features or intact archaeological sites. The THC may require additional investigations if applicable.
- i. Stipulation 8: The applicant has committed to staff the willingness to work with stakeholders and a local artist to development the interpretive element prior to issuance of a Certificate of Occupancy. The interpretive plan would require final approval by the HDRC at a future date.
- j. Stipulation 9: Updated renderings which provide views of the project from all sides have been submitted as part of the current request.
- k. Stipulation 10: The applicant has coordinated with the San Antonio River Authority regarding stormwater treatment and the implementation of Low Impact Design techniques. Furthermore, a rain garden along S. St. Mary's is proposed to serve as a buffer between the street and parking area consistent with UDC Section 672(b)(3).
- l. The proposed development of the site and its access to the River is consistent with the provisions of UDC Section 35-672 in terms of pedestrian circulation, parking and views.
- m. The proposed new construction is consistent with the provisions of UDC Section 35-674 in terms of architectural character, mass and scale, height, materials and finishes, and façade composition provided that issues related to the final materiality and screening of the garage are addressed.

Staff recommends approval based on the findings above with the following stipulations:

1. The pole lights on the garage that are visible from the street are eliminated from the design. Of the two garage screening proposals submitted by the applicant, staff recommends that the second option, submitted December 17, 2013, be approved based on finding c. If the HDRC wishes that the applicant further explore screening for the garage, then staff recommends

that this item is referred to the DRC or to a task force which will explore alternative methods for screening that comply with the open ventilation requirements of the IBC.

2. The interpretive element that was stipulated at conceptual approval shall be developed, approved and implemented prior to issuance of Certificate of Occupancy for the project. To accomplish this, the applicant will work with the Office of Historic Preservation to retain the services of a professional that will facilitate input from stakeholders (San Antonio Conservation Society, the Westside Preservation Alliance, Univision, the Nicholas family, and others) regarding the content of the interpretive panels. The interpretive element will include, at a minimum, 3 interpretive panels accessible by the public from the river level and/or the street level and integrated into the fencing or screening for the telecommunications yard where the tower is located. It should also include a public art component using materials from the site to the extent possible. The panels should include text and photographs similar in design to the interpretative panels already installed along the River Walk as part of the wayfinding initiative.

3. The applicant has not provided a clear indication of the screening or fencing for the telecommunications yard. This must also be clarified and approved as appropriate.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve with staff's stipulations and the additional stipulations: 1) applicant return to DRC for further review of the cladding of the garage 2) screening for the equipment yard and base of tower 3) lighting for the top deck of the garage must be achieved without the use of poles

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

26. HDRC NO. 2013-187

Applicant: Gene Williams and Sonya Medina Williams

Address: 104 Bushnell

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a new fence around the property. In the front yard, the applicant proposes to construct a 5'3" tall wrought iron fence with a stucco base with a brick cap. The proposed fence includes stucco pillars with a brick cap that will align with existing porch columns on the home and will be 5'7" tall. The proposed front yard fence will step back from the corner of Bushnell and McCullough to allow for driver visibility at this intersection. In the rear yard, the applicant proposes to construct a 6' tall stucco wall with a brick cap. The proposed rear yard fence will step back from the street at the existing driveway. Gates will be installed at the front walkway and at both the front and side driveway approaches.

2. Historic Tax Certification. Much of the scope of work is interior or eligible for administrative approval.

FINDINGS:

a. This request was heard by the HDRC on July 3, 2013, at which time the Commission voted to send it to the Design Review Committee for additional review and discussion.

b. The Design Review Committee performed a site visit to this property on July 9, 2013. The committee and the applicant discussed the proposed landscape plan for the property and how to deal with the existing trees without placing the fence right up against the public sidewalk. The committee discussed the proposed footprint of the fence and whether the curved corner might draw more attention than a simple squared corner. They found that brick would be a more appropriate material choice than the proposed stucco given the style of this home. The committee noted that there are still concerns in terms of the height and materials of the proposed fence.

c. According to the Monte Vista Historic survey, the home at 104 Bushnell was built in 1914 in the Craftsman style. Both the main house and the accessory building (listed as maid's quarters) were considered contributing resources to the historic district. This home appears on the 1911-1951 Sanborn map. Since that time, this house has not been substantially modified.

e. Throughout the Monte Vista Historic District, most residential properties do not have front yard fences. Sloping, open lawns are the typical way properties in this district meet the street. However, on this particular stretch of Bushnell between Shook and McCullough Ave., of the remaining 13 residential properties, 7 have front yard walls or fences (several solid and taller than 4 feet) and 3 of them have dense plantings at the front of the property. Staff finds that in this particular location, a front yard fence is appropriate if consistent with the Historic Design Guidelines for Site Elements, Section 2.B.ii.

f. The property at 104 Bushnell is at the corner of Bushnell and McCullough Ave. There is an existing VIA bus stop on the McCullough Ave. side of the property and McCullough Ave. is a very busy thoroughfare with a high traffic volume moving at a much faster speed than on the nearby side streets. A number of solid fences exist along this section of McCullough Avenue.

g. While a front yard fence on this particular property is not inappropriate, given its location on a block where front yard walls and fences are common, staff finds that any front yard fence should be predominantly open in design with materials that relate to the existing home. The proposed fence meets this criteria. The Historic Design Guidelines Section 2.B.iii and the UDC Section 35-514.d. state that front yard fences should be no more than 4 feet in height. Any additional height will require a variance be granted by the Board of Adjustment.

h. The use of wrought iron as the primary material for the front yard portion of the fence is sufficiently transparent and compatible with the materials on the existing home, consistent with the Historic Design Guidelines for Site Elements, Section 2.B.v.i. The home's front balcony features brick pillars with stucco caps and detailing. Staff finds that the proposed fence's stucco base with brick detailing incorporates materials that relate to the house without copying the historic details, consistent with the Historic Design Guidelines for New Construction, Section 3.A.ii.

j. The applicant's proposal to cut the northwest corner of the fence back to allow drivers on Bushnell greater visibility along McCullough Ave. is appropriate and may help reduce the visual impact of the proposed fence on this historic property. A straight angle or chamfered corner would be simpler and may be more appropriate than the proposed curve similar to the existing condition across the street.

k. Staff performed a site visit to this property on June 26, 2013.

l. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

1. Staff recommends approval of the 6 foot tall rear portion of the proposed solid wall. Staff recommends approval of the front yard portion based on findings e, f, h, i, and j with the stipulation that the proposed front yard fence be reduced in height to no more than 4 feet based on finding g and the fact that the house immediately across the street also has a 4-foot tall fence. However, many other fences along Bushnell exceed 4 feet in height and are solid. Given the transparency of the proposed design and the proximity to other tall fences, the Commission may determine that some additional height in these particular circumstances will not have an adverse impact on the district.

2. Staff recommends approval as submitted based on findings k and l.

COMMISSION ACTION:

The motion was made by Commissioner Salas and seconded by Commissioner Guarino to approve with the stipulation that the applicant return with color of the wall and landscaping plan.

Applicant agreed to stipulations at the HDRC meeting on December 18, 2013.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

27. HDRC NO. 2013-386

Applicant: Adam Ochoa

Address: 307 Carolina

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Convert the existing attic space at the home at 307 Carolina into a master suite by modifying the hipped roof form, creating south (front) and north (rear) facing gable ends. The proposed front gable end will have fiber cement shingle siding and a pair of one-over-one windows to help illuminate the interior space. The proposed rear gable end will be mostly glass with glass doors leading on a rear balcony. The applicant also proposes to modify two existing bays—one on either side of the home—converting them into east- and west-facing dormers, creating a cross-gabled roof form. The proposed new roof will be standing seam metal.
2. Construct a north (rear) facing second floor balcony extending from the proposed new rear gable. The proposed balcony will be wood framed with a wood railing and exposed rafters above it acting as a trellis.
3. Restore the existing front porch. The applicant proposes to replace the existing front porch floor with new pressure treated deck boarding and paint the new floor dark green. The existing railing and columns will remain in place.

The applicant also plans to perform interior restoration, including repairing cracked walls and ceilings, painting, and restoring floors.

FINDINGS:

- a. This application was heard by the HDRC on December 4, 2013. At that hearing, the applicant chose to withdraw the request and meet with the Design Review Committee.
- b. This application was reviewed by the Design Review Committee on December 10, 2013. At that meeting, the committee noted concern that the proposed changes to the roof form would dramatically modify the historic scale and character of the home. The committee indicated that this home's intact hip roof is one of the structure's most character-defining features and should be respected. The committee recommended that the applicant explore a rear addition or the creation of a rear facing gable rather than modifying the front or sides of the existing roof. The applicant indicated that a major reason for the proposed modifications is to bring natural light into the existing attic space. The committee suggested the use of skylights rather than the construction of dormers. The committee noted that with the proposed modifications, structural requirements may limit the actual head height within the attic space. The committee recommended that further study be completed.
- c. The home at 307 Carolina first appears on the 1912 Sanborn map. According to this map, the footprint of this home has not been substantially altered since that time, although the front porch may have been widened.
- d. The home at 307 Carolina has Folk Victorian influences in terms of its form with very simplified detailing.
- e. The proposed modifications to the roof form will substantially alter the appearance of this home from the street, which is not consistent with the Historic Design Guidelines for Additions, Section 1.A.i.
- f. According to the Secretary of the Interior's Standards for Rehabilitation numbers 2 and 10, modifications should not alter historic spatial relationships and should be done in such a way that, if removed in the future, the original form and integrity of the property would remain intact. The proposed modifications will impact original materials and forms, making potential future removal very difficult.
- g. Although the proposed rooftop additions will not increase the overall height of the roof, they will increase the perceived scale of the home from the street by increasing the massing visible from the street.
- h. While the proposed side dormers do not directly face the public right-of-way, converting the existing "bumpouts" on the sides of the home into dormers will significantly modify the scale, structure and overall appearance of the existing roof form, which is not consistent with the Historic Design Guidelines for Additions, Section 1.B.iii.

- i. The existing roof is standing seam metal, so maintaining the use of that material on the modified roof is appropriate and consistent with the Historic Design Guidelines for Additions, Section 3.A.
 - j. The proposed rear facing balcony will not be highly visible from the public right-of-way and constructing a balcony in this location will have minimal impact on the structure and its appearance from the street.
 - k. Staff finds that while a modest rear balcony is not inappropriate, the design details should relate to the existing front porch in terms of materials, railing design, form, and placement. If a cover is proposed for the balcony, more information about the materials and how it will connect to the existing structure will be required for final approval.
 - l. Staff finds that if the front porch is in need of replacement due to rot and termite damage as indicated, the new material should be wood with a similar dimension to what is currently there.
1. Staff does not recommend approval as submitted based on findings e-h. Staff recommends that the applicant explore the construction of a rear addition.
 2. Staff does not recommend approval as submitted based on findings j and k. Staff recommends that the rear balcony be revised to be more consistent with existing design guidelines based on finding k.
 3. Staff recommends approval with the stipulation that the new porch floor be wood and maintains a similar dimension to what is currently there based on finding l.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to grant denial based on staff recommendation, Historic Design Guidelines, and the condition of the house being that it is a contributing feature in the block.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

28. HDRC NO. 2013-299

Applicant: Steve Turner and Kerry Koehler

Address: 430 Adams St.

The applicant is requesting conceptual approval to construct a one-story single family residence on a vacant lot. The proposed home is a courtyard plan in the Spanish tradition with a modern twist. It will consist of a stucco exterior with a metal roof and wood framed windows.

FINDINGS:

- a. The project was reviewed by the Design Review Committee on September 10, 2013. At that time, the Committee expressed concern that the design is overly introverted and suburban in nature. The Committee recommended modifications to make the design more appropriate to its context including simplifying the roof lines, lifting the foundation level off the ground, and exploring the possibility of incorporating a detached garage or carport and a porch or outdoor living area to relate better to the neighborhood. The applicant incorporated some of the recommendations and submitted revised drawings.
- b. The proposed design is consistent with the Guidelines for New Construction in its orientation, scale, mass materiality, and roof form. The majority of houses on this block of Adams Street are small one story houses with gable roofs and a front porch. The design relates well to the surrounding neighborhood by its use of materials, scale and mass.
- c. Consistent with the Guidelines for New Construction, foundation heights should align to adjacent structures within one foot. The proposed design is raised from the ground and follows adjacent structures.

d. The proportion of solid and void follows nearby historic structures, the fenestration pattern and opening sizes are consistent and match the height to width ratio of adjacent structures on the front elevation. The fenestration pattern on the side elevation is slightly inconsistent and should be revised further.

e. Garages should be visually subordinate to the principal structure in height, massing and form. Attached front-loaded garages should not be used when not historically present. Typically, garages in the King William Historic District are detached, and although not many garages exist on this block of Adams Street, the ones that exist are detached and sit at the back of the property behind the main house. As presented the proposed garage is too visually imposing and does not follow the development pattern of the block and the placement of other garages along the street. Its proportions and roof line are imposing and overpower the main structure.

f. Consistent with the Guidelines for Site Elements, walkways should follow the alignment, configuration and width of historic walkways. Having a linear walkway that connects the sidewalk to the main entrance is a typical feature of houses in the King William Historic District. In addition, new driveways should follow historic driveway configurations according to the Guidelines for Site Elements. Although driveways in the King William Historic District do not have a consistent design, historic driveways are typically no wider than 10 feet. The proposed design incorporates a linear walkway and narrow driveway which is consistent with the pattern of development of the district and will enhance the pedestrian experience along Adams Street.

Staff does not recommend approval based on findings d and e. The design is not consistent with the Historic Design Guidelines and should be revised, with particular attention paid to the fenestration pattern and the garage.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to refer to the DRC.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

29. HDRC NO. 2013-385

Applicant: Mike Hollaway

Address: 247 (formerly 241-1) E. Kings Hwy

Withdrawn per the applicant.

30. HDRC NO. 2013-410

Applicant: Adam Ochoa

Address: 2106 W. Gramercy

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Dismantle the existing front porch, stabilize the porch floor and rebuild it using the same design and materials. The existing front porch has settled considerably lower the house which creates hazardous steps onto the porch and from the porch in to the house. The applicant proposes to pour a concrete slab on top of the existing front porch floor and rebuild the porch using the same materials.
2. Remove an existing addition on the east side of the home and replace it with an open air wood pergola structure with the same footprint.
3. Modify an existing west-facing addition by removing the existing band of windows and infilling most of the openings with horizontal wood lap siding. The applicant proposes to install two horizontal fixed windows on this wall.

4. Enclose the existing rear, screened in porch. The applicant proposes to infill the existing screened openings with horizontal wood lap siding.

FINDINGS:

- a. The home at 2106 W. Gramercy first appears on the Sanborn map dated 1924-1950. At that time, the home had a central front porch and a small inset rear porch. Since then, additions have been constructed on the east and west sides of the home.
 - b. Staff performed a site visit to this property on December 5, 2013. At that time, it was clear that the existing front porch floor, which is not connected to the structure, has sunk considerably, causing significant sloping of the porch roof and unsafe front steps. Similarly, the enclosed east side addition has separated from the main house and has unsafe steps and cracked floors.
 - c. While the proposal to stabilize and rebuild the existing front porch is appropriate, staff has concerns regarding the proposal to pour concrete on top of the existing front porch floor which has a unique decorative tile pattern. Although the existing front porch is in need of repair, staff finds that stabilizing the porch from below will be a better long-term solution than adding to the weight on the porch floor by pouring concrete on top of the existing surface.
 - d. The existing east and west-facing additions are both set behind spaces that project from the main mass of the structure, helping to screen them from view from the street.
 - e. The existing east-facing addition is set behind a front projecting space which helps to partially conceal it from view. For that reason, the proposal to remove the existing east-facing addition and replace it with an open pergola will have a minimal impact on the appearance of the structure from the street.
 - f. Staff finds that painting the proposed pergola to match the existing house will help to minimize its visual impact from the public right-of-way.
 - g. The proposal to modify the existing west-facing addition will not have a substantial impact on the appearance of the structure from the public right-of-way.
 - h. Removing the existing west-facing windows in this addition will not have a negative impact on the historic integrity of the structure. Staff finds, though, that the existing windows should be salvaged and reused in this space rather than introducing a new window style to the home as proposed. Reusing existing materials is consistent with the Historic Design Guidelines for Additions, Section 3.C.i.
 - i. The proposal to enclose the existing rear screened porch with horizontal wood siding, while a change from the original material and configuration, will still read as a porch, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 7.B.ii.
1. Staff recommends approval with the stipulation that the porch floor be stabilized and raised from below based on finding c.
 2. Staff recommends approval based on findings d and e with the stipulation that the wood be painted to match the house based on finding f.
 3. Staff recommends approval based on findings d and g with the stipulation that the applicant reuse two of the existing double hung windows rather than introducing a new fenestration type to the structure based on finding h.
 4. Staff recommends approval based on finding i.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Laffoon to approve with staff recommendations and the added stipulation that the front porch have an added wooden step to mitigate the existing 13" height.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

31. HDRC NO. 2013-342

Applicant: Neil Frydrych

Address: 215 E. Kings Hwy

Withdrawn per the applicant.

32. HDRC NO. 2013-410

Applicant: Susan Patterson

Address: 114 Camp St.

The applicant is requesting a Certificate of Appropriateness for approval to fully demolish the smokestack at 114 Camp Street.

FINDINGS:

- a. A site visit was conducted by staff and the Designation and Demolition Committee on December 11, 2013. At that meeting, the applicant explained that the immediate concern was for the upper sections which had begun to break loose. The engineer that was consulted recommended removing, at minimum, the top section which was determined to be beyond repair and reassess the remaining sections for either preservation for removal. The homeowner's association had determined that the preferred solution would be to fully remove the smokestack due to the increased costs of piecemeal deconstruction, assessments and stabilization measures. The applicant argued that once the uppermost section was removed, the smokestack would lose its significance. The committee members present were curious to see whether preservation options had been fully explored. It was agreed that the smokestack should have been capped long ago to prevent deterioration.
- b. The building that is known today as the Camp Street Lofts was original constructed in 1926 as a candy plant for the Duerler Manufacturing Company. The building was part of a larger complex which included warehouses and a pecan shelling plant. The existing smokestack is original to the 1926 construction. The historic zoning overlay for this property includes the smokestack.
- c. The 100-foot tall smokestack consists of ten, ten-foot sections constructed of reinforced concrete. Only the topmost section features any sort of architectural ornamentation.
- d. The purpose of this request for demolition is related to the expenses of stabilizing and maintaining the smokestack. Several pieces of concrete have recently fallen off of the structure, raising safety concerns. An initial assessment performed by an engineer concluded that the top two sections of the smokestack are in the poorest condition where the concrete is thinnest. The engineer found that repairs to the upper sections would not be feasible and recommended that the top section be removed to determine the stability of subsequent sections below it.
- e. The applicant has submitted initial estimates for the demolition of the smokestack. A full demolition of the smokestack would cost an estimated \$45,000 in addition to scaffolding rental fees and professional services. Partial demolition of the smokestack (removal of the top three portions of the smokestack per estimate) and capping/stabilization of the smokestack would cost an estimated \$58,000 – \$60,000 and is contingent on whether additional stabilization efforts are required following the removal of the top sections. However, estimates for minimal stabilization, capping and maintenance of the smokestack have not been submitted to staff.

f. In accordance with UDC Section 35-614(a)(1), the HDRC shall be guided in its decision by evidence supporting an unreasonable economic hardship on the applicant. If an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding a loss of significance. Sufficient information providing evidence of an economic hardship has not been presented to staff, but additional information may be presented at the public hearing.

g. Staff finds that a loss of significance does not apply in these circumstances due to the presence of some ornamentation at the top of the smokestack and the historic context of the greater site which remains intact. If further explorations determine that the top section is an immediate danger to life and safety and must be removed through emergency demolition, then an argument for loss of significance may become valid once those portions are removed. However, no portions of the smokestack should be removed until additional options its stabilization have been explored.

Staff does not recommend approval at this time. The applicant has not provided enough evidence to meet the criteria of an economic hardship as defined in UDC Section 35-614. Staff recommends that options and costs for the minimal stabilization, capping and maintenance of the smokestack are further explored and presented to staff.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve demolition of the smokestack located at 114 Camp Street.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

33. HDRC NO. 2013-402

Applicant: Jodi Kirksey

Address: 651 S. Main

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install railings with horizontal rails in locations previously approved. The railings will be painted metal.
2. Install galvanized metal standing seam roof.
3. Replace west loading dock with a concrete porch to allow exterior seating with both step and handicap ramp access from parking. A low fence will screen the porch from the adjacent parking lot. The proposed fence will be horizontal wood slats and will be approximately 6 ft. tall.
4. Replace and relocate HVAC units away from the building. The proposed locations will be to the south and west of the building and will be screened with a 4'9" tall wire mesh fence.
5. Remove existing electrical service from walls and relocate to a landscaped area to the east of the building. The location will be screened with a 6' tall wire mesh fence.
6. Re-grade site and install a French drain around the perimeter of the building. All areas around the building will be landscaped. Install a stone paver sidewalk on the north side of the building.
7. Replace existing doors on the first level in kind to match existing.
8. Replace all windows on the second level with new thermally efficient, double pane aluminum clad wood windows. The proposed windows will be fixed in place.
9. Historic Tax Certification

FINDINGS:

a. This building is a contributing structure to the National Register property known as the United States San Antonio Arsenal. According to the Historic American Building Survey (HABS), the building was constructed in 1883 and used historically as a storage and warehouse facility. The project was first presented to HDRC on January 4, 2013. At that time the HDRC approved multiple exterior repairs, ADA improvements, window replacement and the installation of canopies over the entry doors.

- b. The proposed railing modifications are minimal and will not cause an adverse effect to the building or the Arsenal Historic District.
- c. Consistent with the Guidelines for Exterior Maintenance, new metal roofs should follow the specifications listed on the Checklist for Metal roofs. The proposed metal roof replacement is appropriate.
- d. The existing loading dock is likely not an original feature of this building and the proposed replacement will not adversely affect the historic structure or remove any significant details. However, the proposed fence on the west side of the proposed patio is not consistent with Sec. 35-514 of the UDC. According to the Maximum Permitted Fence Heights Table, fences in the rear yard should be no taller than 6 ft. Although the height of the fence portion will be 6 ft., the overall height of the fence from the lowest adjacent ground level to the top of the fence will exceed this dimension.
- e. According to the Guidelines for Additions, mechanical equipment should not be located in locations that are clearly visible from the public right-of-way. Mechanical equipment should also be screened from public view using a fence, hedge, or other enclosure. The proposed locations for the mechanical systems are consistent with the guidelines since they are set back from the street and screened from view.
- f. According to the Guidelines for Additions, equipment should not be located in the front façade or in locations that are clearly visible from the public right-of-way. When freestanding, equipment should also be screened from public view using a fence, hedge, or other enclosure. Although removing electrical equipment from the building's walls is appropriate and highly recommended, the proposed location for the main meter is highly visible from the street and will adversely affect the front view of the historic structure. Relocating the main panel to the side of the building so that it does not block the view of the main façade would be more appropriate.
- g. The proposed landscaping will incorporate a diverse plant palette and will reduce paver areas to accommodate a sidewalk around the building. The proposed landscaping is consistent with the Guidelines for Site Elements.
- h. Consistent with the Guidelines for Exterior Maintenance and Alterations, doors should be replaced in kind when deteriorated beyond repair. The proposed replacement is consistent with the guidelines.
- i. The initial request heard on January 4, 2013, included replacing deteriorated wood windows with new aluminum clad wood units to match the mullion pattern and configuration of the windows as they appear on a 1942 photograph. Staff recommended that only those windows that do not match the 1942 pattern are replaced and that all other windows are repaired if possible. The request got approved with staff stipulations.
- j. Windows are a character defining feature of historic buildings that should be preserved. A window conditions survey submitted by the applicant shows that although the majority of the windows on the second floor are in disrepair, they are not deteriorated beyond repair and should be preserved consistent with the Guidelines for Exterior Maintenance and Alterations.
- k. According to a 1942 historic photo, the center window on the east elevation originally had an "x" mullion pattern. The existing window does not have this pattern suggesting that this window is not original. Although there is no evidence, it is likely that the center windows on the north and west elevations also had an "x" pattern window. Since the existing windows at these locations are likely not original, replacing these windows would be appropriate.
- l. According to two 1968 historic photos, at that time the window to the north on the east elevation, the window to the east over the main door on the north elevation, the two side windows on the west elevation and the window to the west on the south elevation were covered with louvers. As shown on the west elevation 1968 photo, a set of windows was located behind the louvers. The existing windows at these locations likely existed in 1942.
- m. Staff performed a site visit to the property on October 12, 2013. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

Staff recommends approval of items 1, 4, 6, 7 and 9 as submitted based on findings b, e, g and m. Staff recommends approval of item 2 based on finding c with the following stipulations:

- a. Panels are 18-21" wide with seams no taller than 2" high
- b. A crimped ridge seam or a low profile ridge cap with no ridge cap vent or end caps is used.

Staff recommends approval of item 3 based on finding d with the stipulation that the overall height of the fence does not exceed 6 ft.

Staff recommends approval of item 5 based on finding f with the stipulation that the main electrical panel is relocated to the side of the building so it does not obstruct the view of the front façade of the building from the street.

Staff does not recommend approval of item 8 as submitted based on findings i, j, k and l. Staff recommends that only the windows that do not match the 1942 pattern are replaced and that all other windows are repaired if possible. If deteriorated beyond repair they should be replaced in kind to match existing.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve with staff recommendations and with the proposed window solution.

AYES: Cone, Laffoon, Valenzuela, Salas, Shafer, Feldman, Connor

NAYS: None

RECUSED: Guarino

THE MOTION CARRIED.

34. HDRC NO. 2013-405

Applicant: Roland's Roofing

Address: 1910 W. Summit

The applicant is requesting a Certificate of Appropriateness to replace the current asphalt shingle roof with a standing seam metal roof with a galvalume finish.

FINDINGS:

- a. The majority of homes in the Monticello Park Historic District were constructed in the late 1920's through the 1940's. The district is composed of an eclectic mix of architectural styles including Tudor Revival, Spanish Eclectic and Colonial Revival.
- b. Site-formed metal and metal panels were a widely used roofing material in San Antonio in the late 19th century following the arrival of the railroad. Desired for its low maintenance and durability, it was often applied directly over cedar shake or other existing roofing materials. It continued to be a common roofing material for homes through the early part of the 20th century until factory-produced asphalt shingle products became widely available. By the 1920's, asphalt shingles were a popular roofing material due to its fire resistance, ability to be customized in regards to color and shape, and relatively low costs of manufacturing and transportation. Often marketed as being able to mimic the appearance of slate tile roofs, asphalt shingles were a popular roofing material for Tudor Revival Style homes throughout the 20th century.
- c. According to Sanborn Maps, homes in the Monticello Park Historic District were originally constructed with asphalt, clay barrel tile, or cementitious tile roofs. There does not appear to be a historic precedent for metal roofs in this area except in limited uses specific to front porch stoops on very few homes.
- d. Presently, the vast majority of homes in the Monticello Park Historic District feature asphalt shingle roofs, although many of the Spanish Eclectic homes in the area feature clay barrel tile or cementitious tile roofs.
- e. Staff performed a windshield survey of the Monticello Park Historic District on December 4, 2013, to determine if many of the roofs in the area had been replaced with standing seam metal. Very few homes (roughly a dozen out of approximately 1,200 homes) appear to feature replacement metal roofs. Photos of these homes are included in the exhibits.

f. The house at 1910 W Summit was constructed circa 1930 in the Tudor Revival Style with stone and brick veneer and is a contributing structure to the Monticello Park Historic District.

g. In general, the proliferation of the Tudor Revival Style in the United States represents a movement which rejects industrialization in favor of a more hand-crafted aesthetic. Tudor Revival homes, such as the one at 1910 W Summit, often featured intricate detailing and local material. Roofs were typically shingled (usually with wood, slate or composition shingles).

h. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should only be installed on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that a metal roof is not appropriate for this style of house or within the context of the Monticello Park Historic District, regardless of whether this application of materials is regionally popular.

Staff does not recommend approval based on finding h. Staff recommends that an in-kind replacement of asphalt shingles be installed. If metal is desired by the applicant for its lifespan, then staff recommends a metal product that mimics the appearance of traditional shingles based on finding g.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to grant denial based on finding h.

AYES: Cone, Laffoon, Guarino, Valenzuela, Salas, Shafer, Feldman, Connor

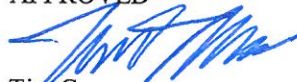
NAYS: None

THE MOTION CARRIED.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 6:00.M.

APPROVED



Tim Cone
Chair

